

## **24.20.050 Grading And Erosion Control**

A. *Grading Plans.* All proposals for development shall be accompanied by a grading plan, indicating existing contours at a minimum of two-foot intervals, proposed grading, finished floor elevations and spot elevations sufficient to describe the extent of all grading activities as well as existing and proposed drainage patterns on the site.

B. *Grading Design.*

1. Site grading shall be accomplished in a manner so as not to disrupt existing drainage patterns. Site grading shall seek to provide positive drainage away from buildings and vehicular and pedestrian circulation routes while avoiding the creation of architectural barriers and areas of ponds and standing water.
2. In addition to the requirements of TMC 24.20.010 paragraph E, development proposals shall be designed to be consistent with the following design standards:
  - a. Minimum grade for paved surfaces shall be one half of a percent (0.5%).
  - b. Maximum grade for parking areas shall be five percent.
  - c. Maximum grade for residential driveways shall be ten percent.
  - d. Minimum slope of drainage swales shall be between one and two percent depending on the inclusion of an underdrain, and the design must be approved by the Town Engineer.
  - e. Minimum slope of lawn areas shall be two percent.
  - f. Maximum slope for lawn areas shall be 3:1.
3. Site grading which exceeds a 3:1 slope shall be protected by temporary erosion control matting and planted with an appropriate ground cover.
4. Site grading shall be designed in accordance with the regulations of the Americans with Disability Act Accessibility Design Guidelines (ADAAG).

C. *Retaining Walls.*

1. Grading plans shall indicate the top-of-wall and bottom-of-wall elevations for all retaining walls.
2. Design calculations and construction details must be submitted for retaining walls over three feet in height.

D. *Erosion Control.* All grading plans shall contain appropriate soil erosion and sediment control measures in accordance with the applicable regulations of the State of Delaware Sediment and Stormwater Regulations.

(UDC 2002, §§ 504A–504D)

HISTORY

Amended by Ord. [2020-004](#) on 6/3/2020